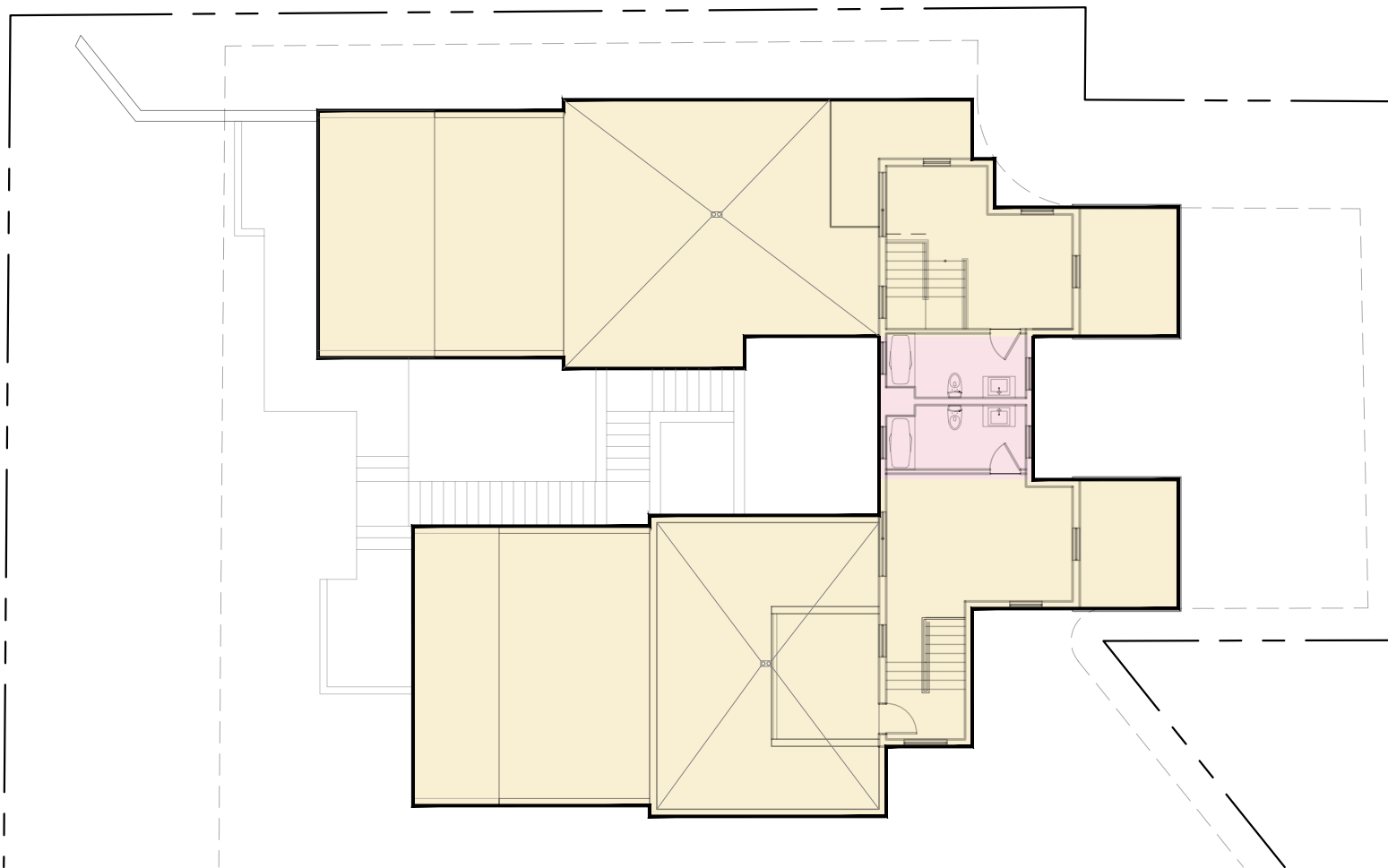
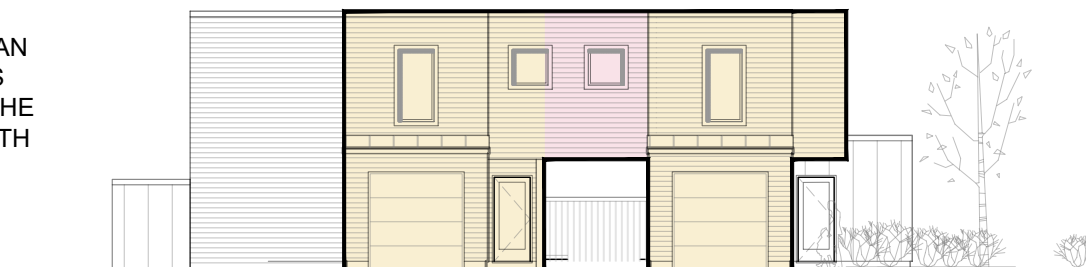


Below is the list of 13 variances required as listed in staff memo for zba hearing on 15 dec 2021. Revisions to the proposed design make 6 of the variances no longer required. The 6 variances that are no longer required are shown with a strikethrough.

- ~~V1 More than one principal building on a lot (1)~~
- V2 Building type (2)
- ~~V3 Driveway in the frontage area (1)~~
- ~~V4 Parking space and drive aisle (2)~~
- V5 Parking in frontage area (2)
- V6 Habitable space depth (2)
- V7 Number of stories (2)
- V8 Story height (2)
- ~~V9 Front setback (2)~~
- ~~V10 Side setback (1)~~
- V11 Building width (1)
- V12 Ground story elevation (2)
- ~~V13 Upper story fenestration (2)~~

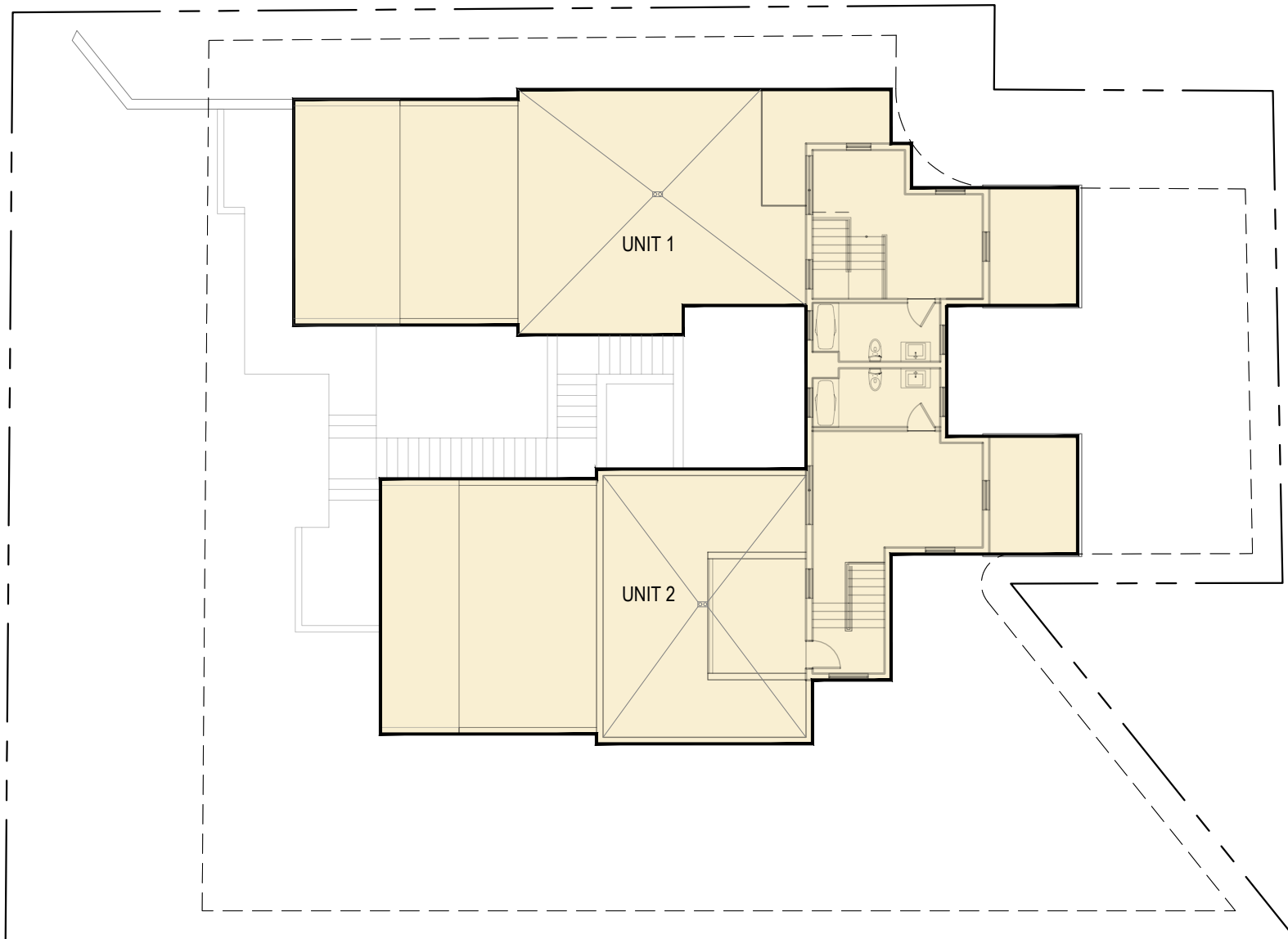


A VARIANCE FOR HAVING MORE THAN ONE PRINCIPAL BUILDING ON LOT IS NO LONGER REQUIRED, BECAUSE THE REVISION JOINS THE TWO UNITS WITH A CONNECTOR TO FORM ONE PRINCIPAL STRUCTURE.



V1-
MORE THAN ONE
PRINCIPAL BUILDING
ON ONE LOT

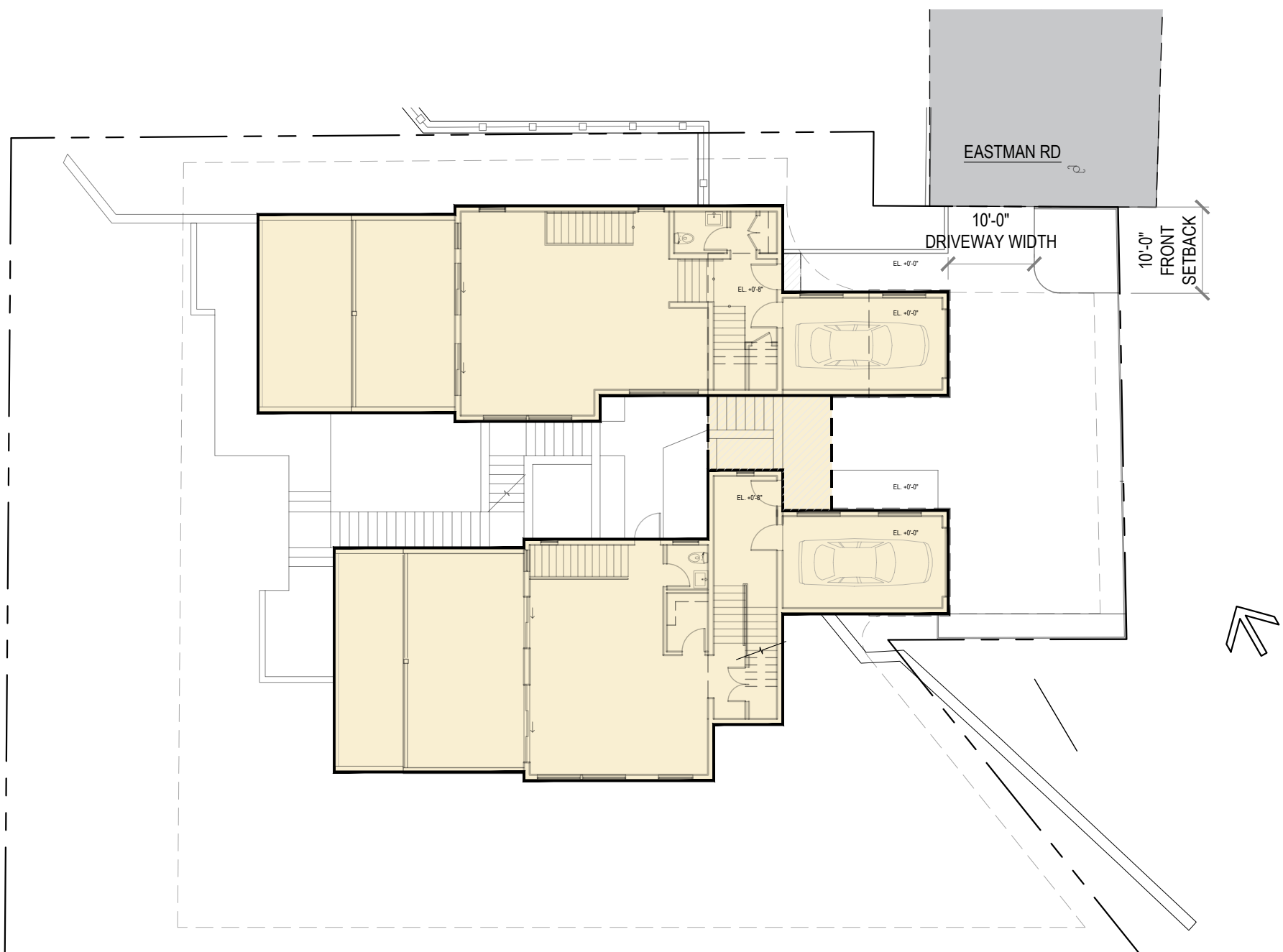
NO LONGER
REQUIRES RELIEF



BUILDING TYPE REQUIRES RELIEF, BECAUSE THE PROPOSAL PLACES THE UNITS BESIDE ONE ANOTHER RATHER THAN STACKING ONE OVER THE OTHER. THIS IS NECESSARY IN ORDER TO HAVE A LOWER TOP HEIGHT MADE POSSIBLE BY STEPPING THE BUILDING DOWN THE SLOPE.

V2-
BUILDING TYPE

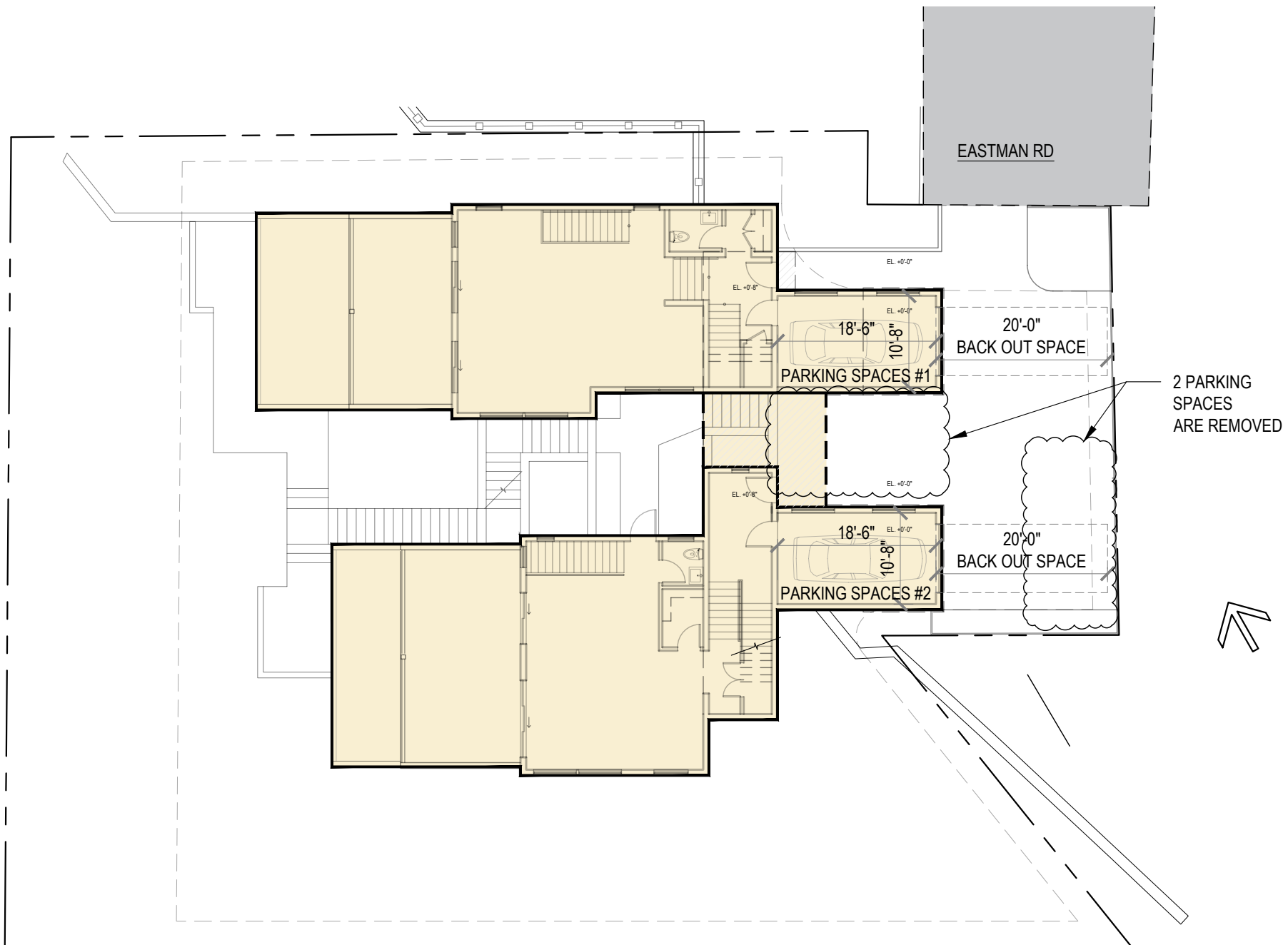
REQUIRES RELIEF



DRIVEWAY IN FRONTAGE AREA NO
LONGER REQUIRES RELIEF,
BECAUSE THE REVISION LIMITS THE
DRIVEWAY TO 10' IN WIDTH.

V3 -
DRIVEWAY IN
FRONTAGE AREA

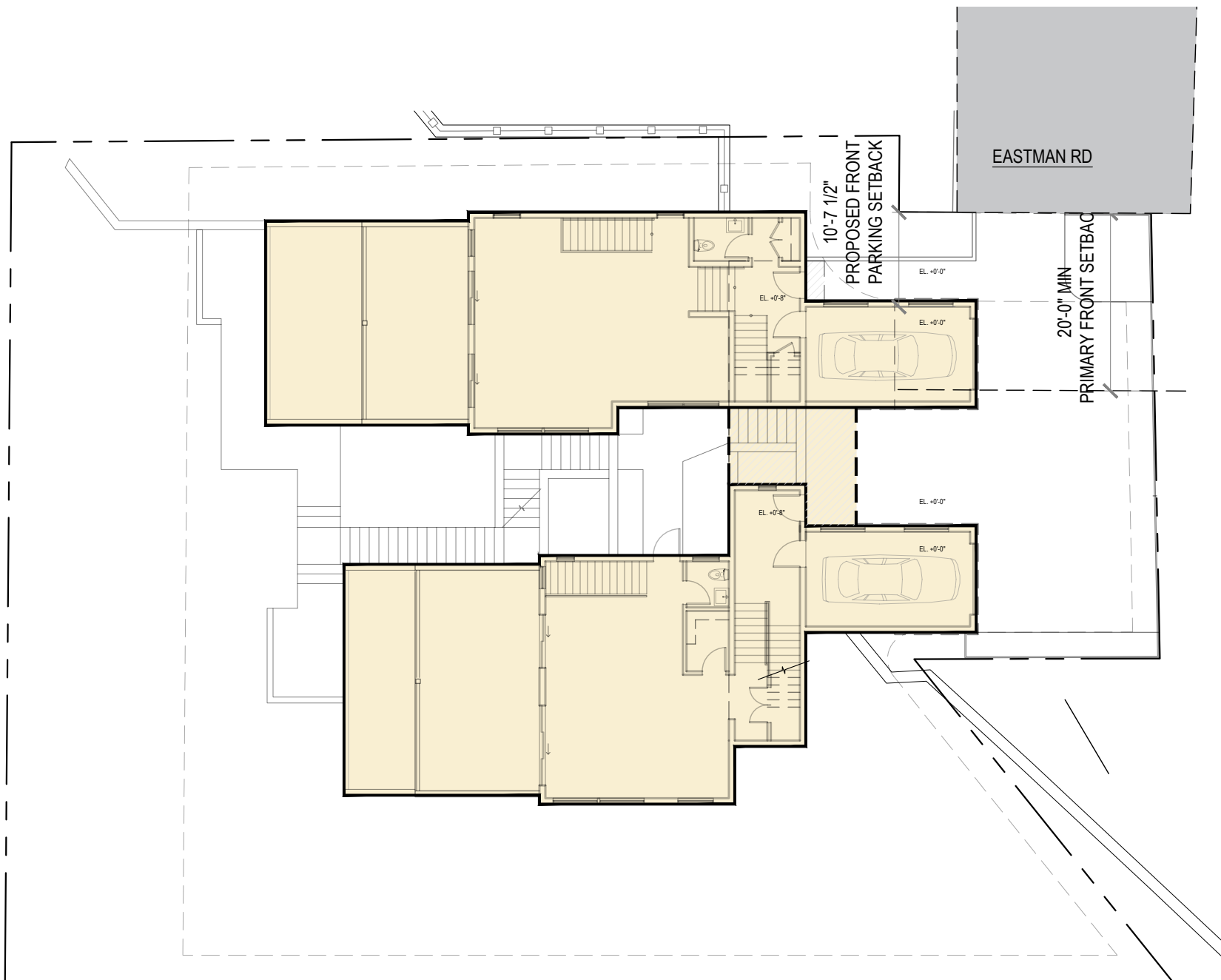
NO LONGER
REQUIRES RELIEF



PARKING SPACE AND DRIVE AISLE NO LONGER REQUIRE RELIEF, BECAUSE THE REVISION REMOVED THE 2 PARKING SPACES THAT PROHIBITED THE REQUIRED BACKOUT DISTANCE.

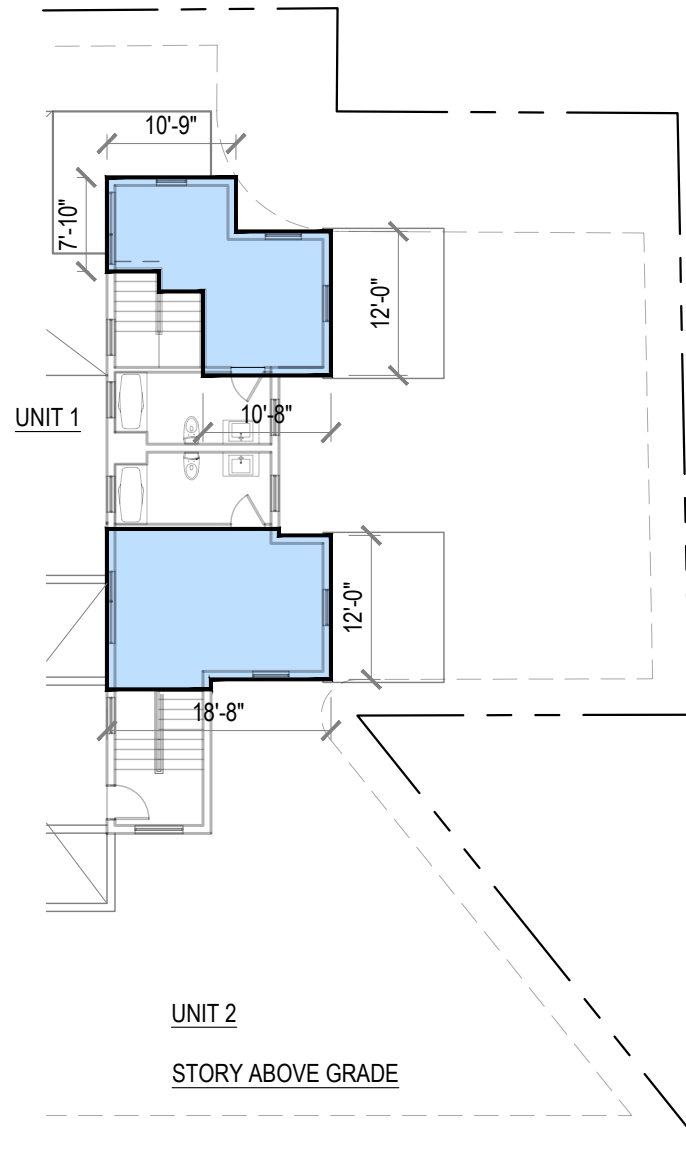
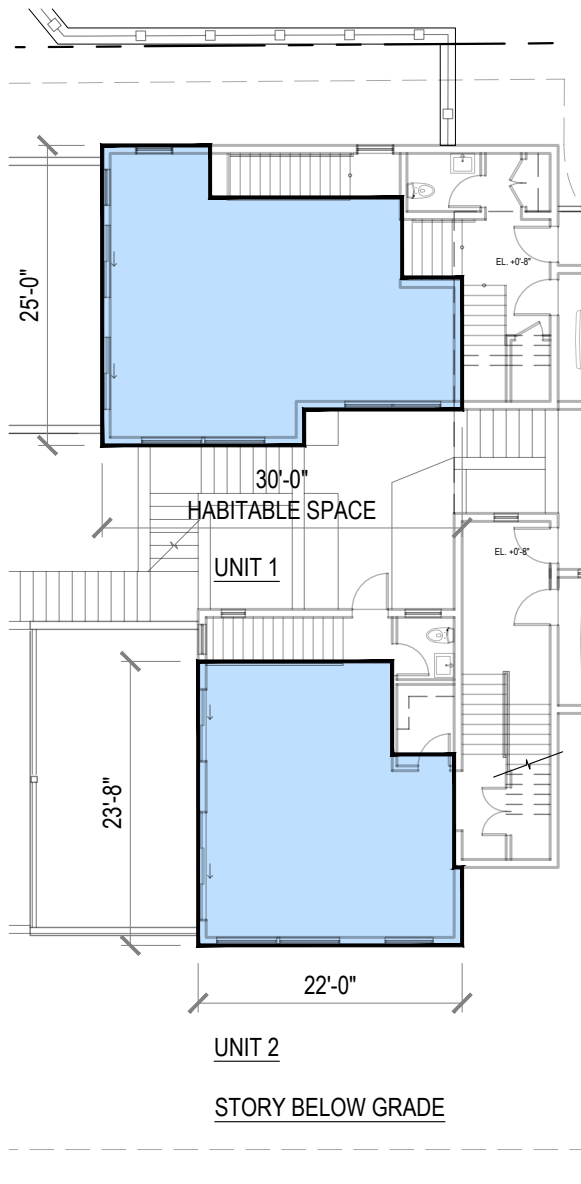
V4 - PARKING SPACE AND DRIVE AISLE

NO LONGER REQUIRES RELIEF



PARKING IN FRONTAGE AREA
REQUIRES RELIEF, BECAUSE THE
PARKING SPACE FOR UNIT 1 IS IN ITS
GARAGE, WHICH IS WITHIN THE 20'
MINIMUM PRIMARY FRONT SETBACK.

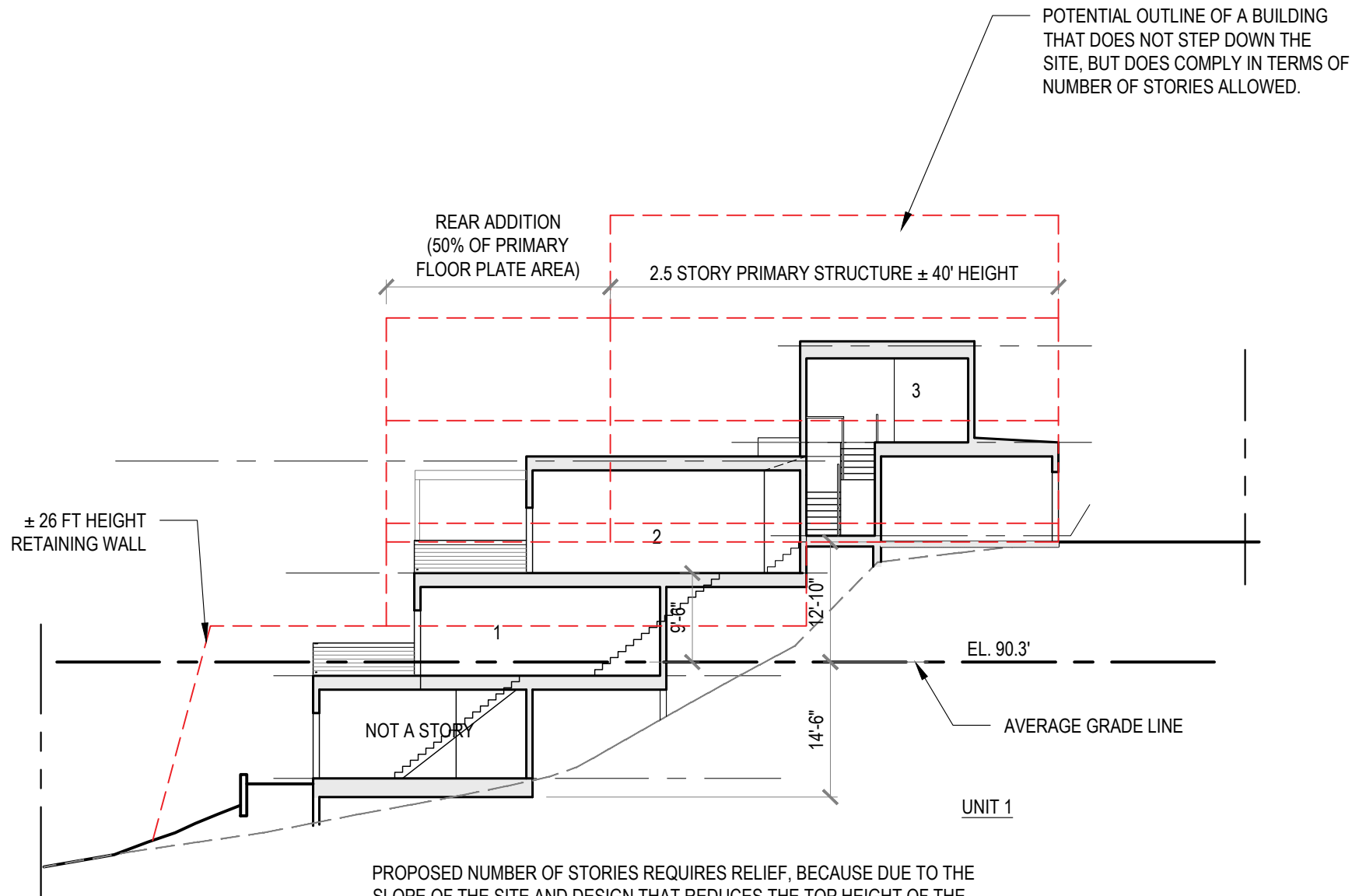
V5 -
PARKING IN
FRONTAGE AREA
REQUIRES RELIEF



HABITABLE SPACE DEPTH REQUIRES RELIEF, BECAUSE THE DESIGN PLACES THE MAIN LIVING STORY BELOW THE GRADE AT THE FACADE IN ORDER TO LOWER THE TOP HEIGHT OF THE BUILDING

V6 -
HABITABLE SPACE
DEPTH

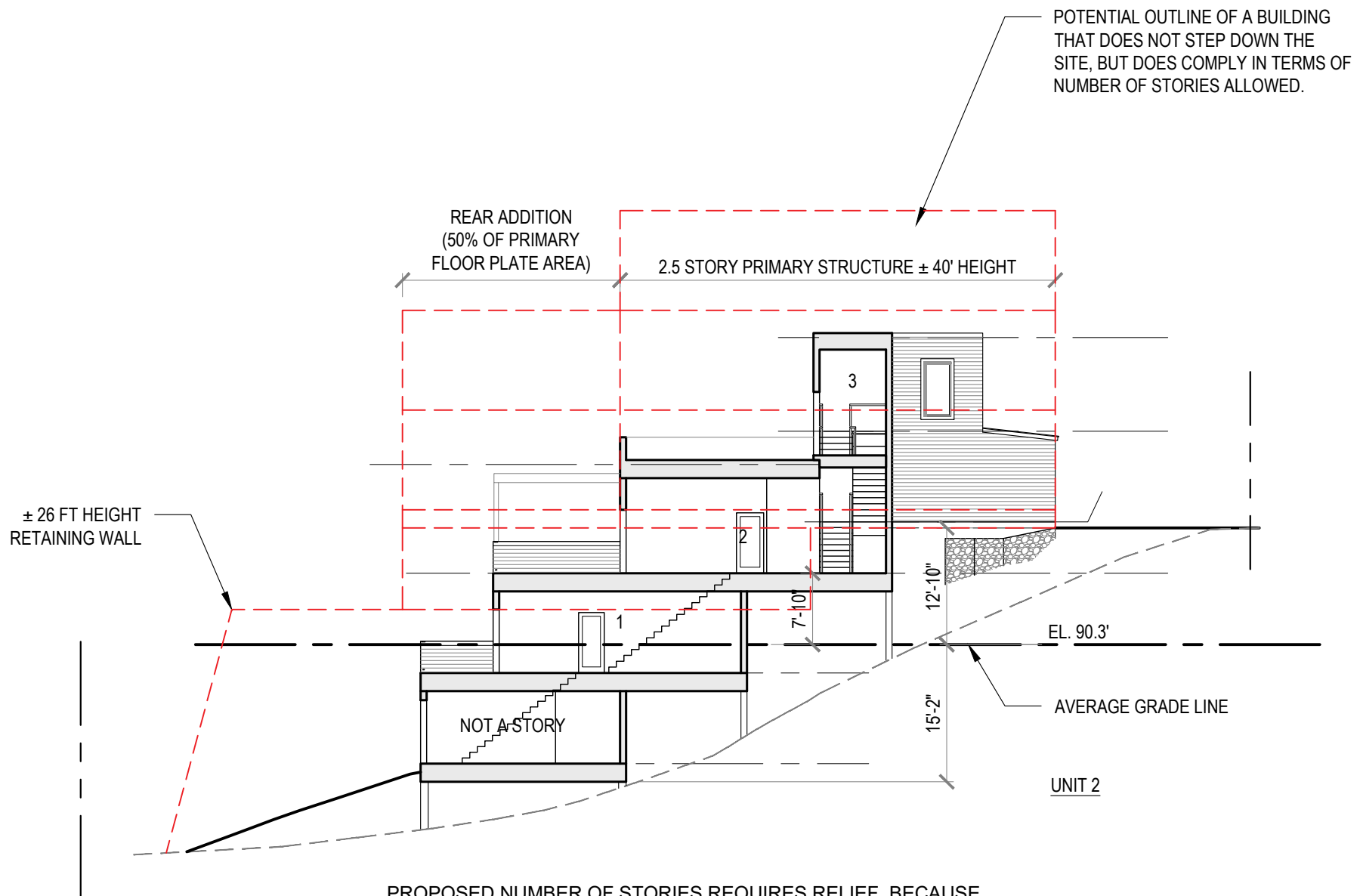
REQUIRES RELIEF



PROPOSED NUMBER OF STORIES REQUIRES RELIEF, BECAUSE DUE TO THE SLOPE OF THE SITE AND DESIGN THAT REDUCES THE TOP HEIGHT OF THE BUILDING, THE PROPOSAL STEPS DOWN THE SITE. DOING SO CREATES 3 STORIES PLUS 1 NON-STORY BECAUSE OF THE UNIQUE STEEPNESS OF THE SITE. THE MASTER SUITE LEVEL IS CONSIDERED A STORY, BECAUSE THE FLOOR ABOVE IT 5' OR MORE ABOVE AVERAGE GRADE LEVEL. AVERAGE GRADE ON SUCH A STEEP SITE IS FAR BELOW AVERAGE GRADE LEVEL OF A TYPICAL SITE.

V7a - NUMBER OF STORIES

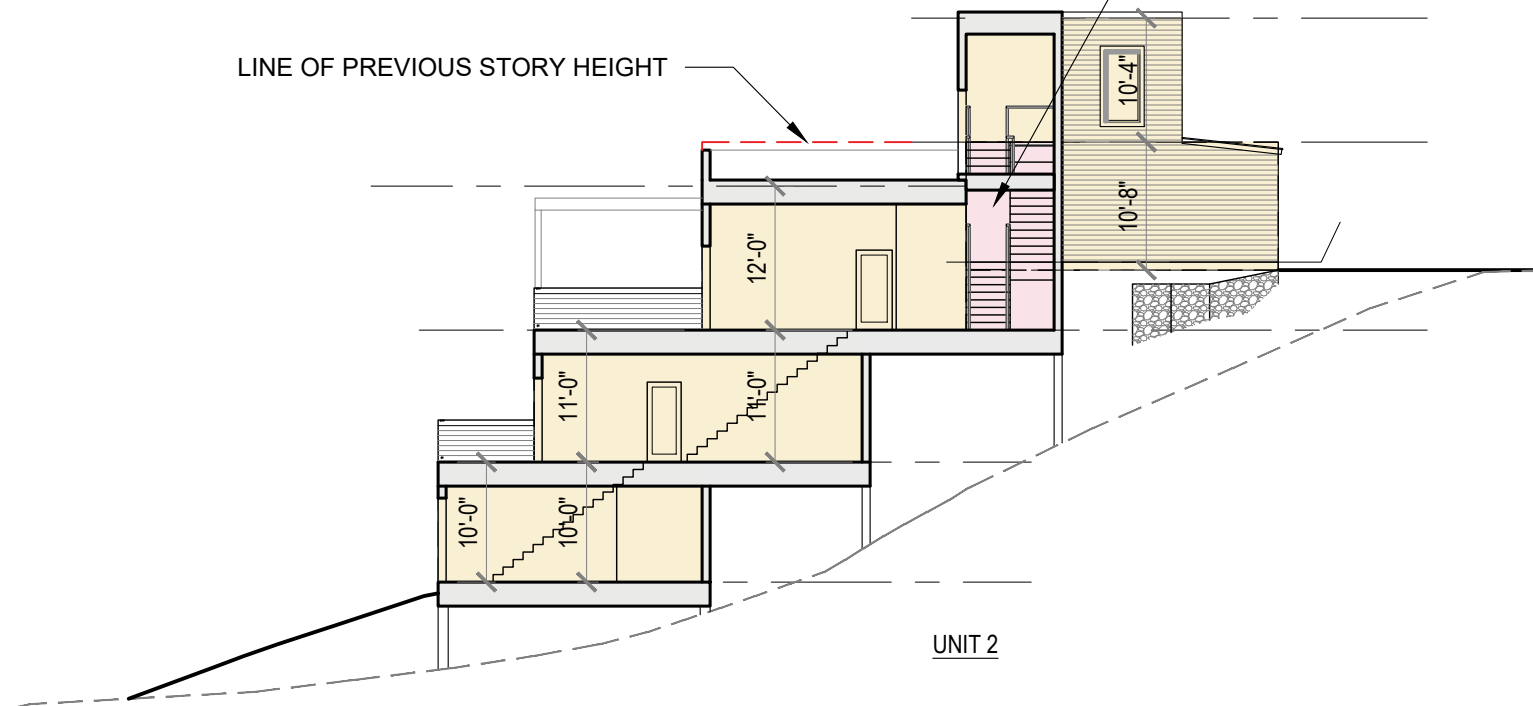
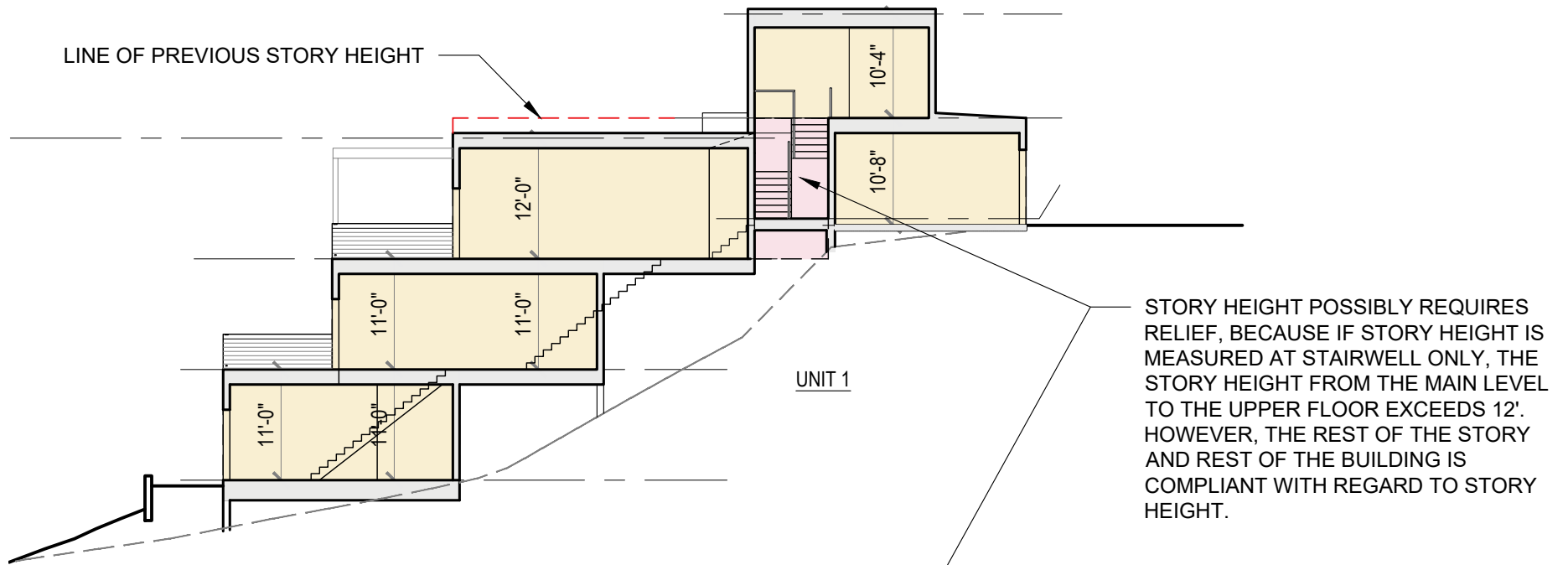
SOUTH ELEVATION
OF UNIT 1
REQUIRES RELIEF



PROPOSED NUMBER OF STORIES REQUIRES RELIEF, BECAUSE DUE TO THE SLOPE OF THE SITE AND DESIGN THAT REDUCES THE TOP HEIGHT OF THE BUILDING, THE PROPOSAL STEPS DOWN THE SITE. DOING SO CREATES 3 STORIES PLUS 1 NON-STORY BECAUSE OF THE UNIQUE STEEPNESS OF THE SITE. THE MASTER SUITE LEVEL IS CONSIDERED A STORY, BECAUSE THE FLOOR ABOVE IT 5' OR MORE ABOVE AVERAGE GRADE LEVEL. AVERAGE GRADE ON SUCH A STEEP SITE IS FAR BELOW AVERAGE GRADE LEVEL OF A TYPICAL SITE.

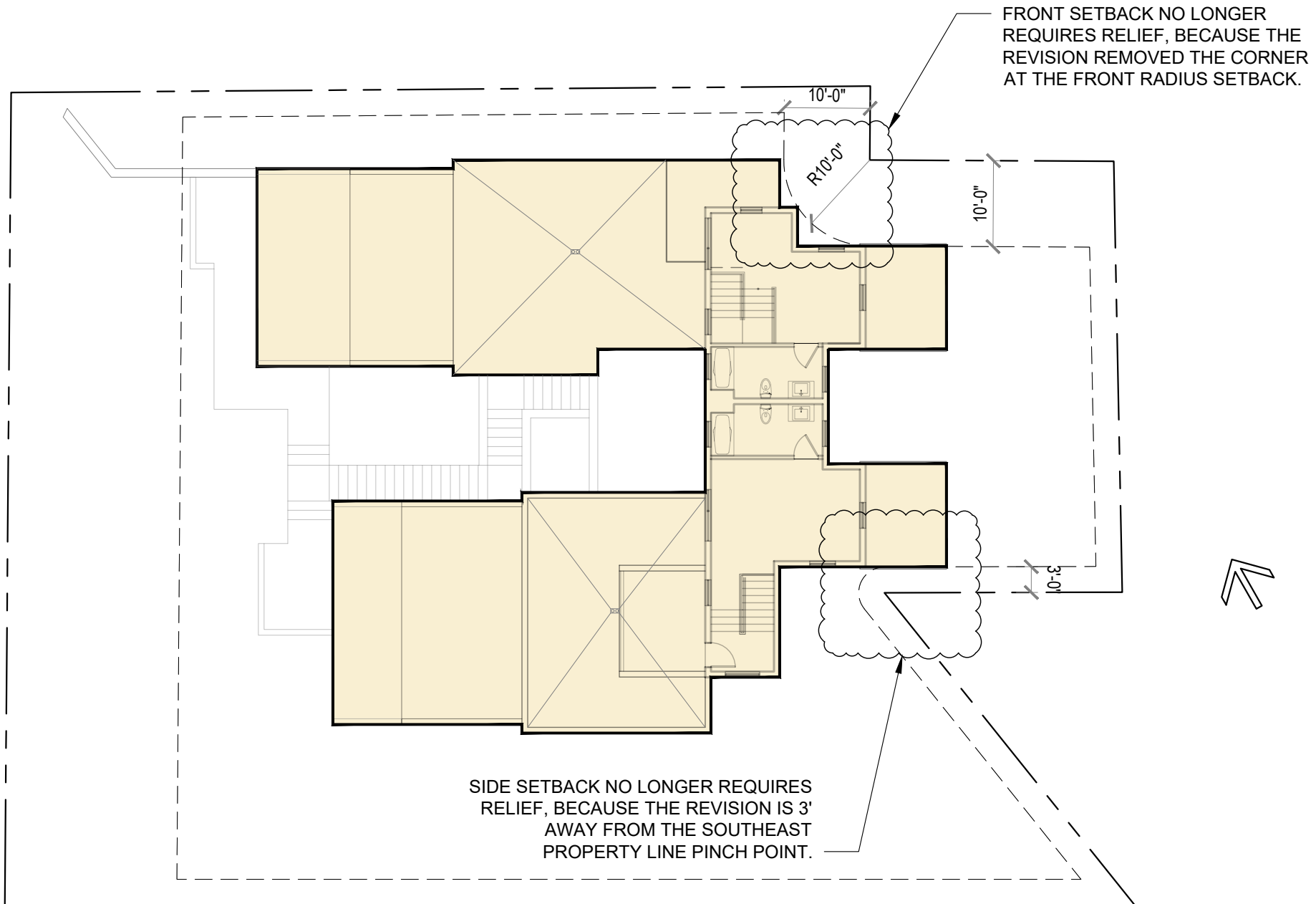
V7b - NUMBER OF STORIES

SOUTH ELEVATION
OF UNIT 2
REQUIRES RELIEF



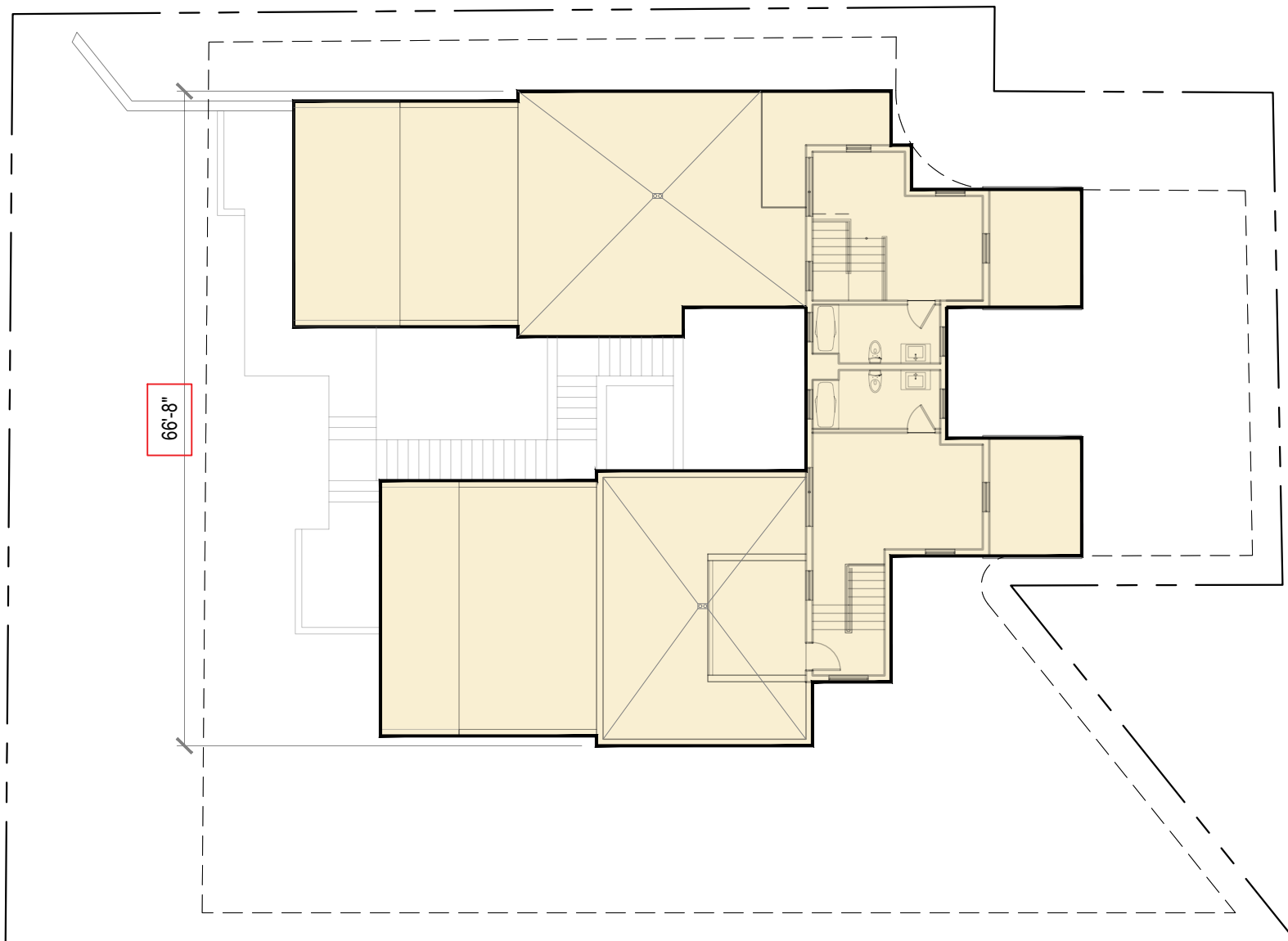
V8 -
STORY HEIGHT

REQUIRES RELIEF



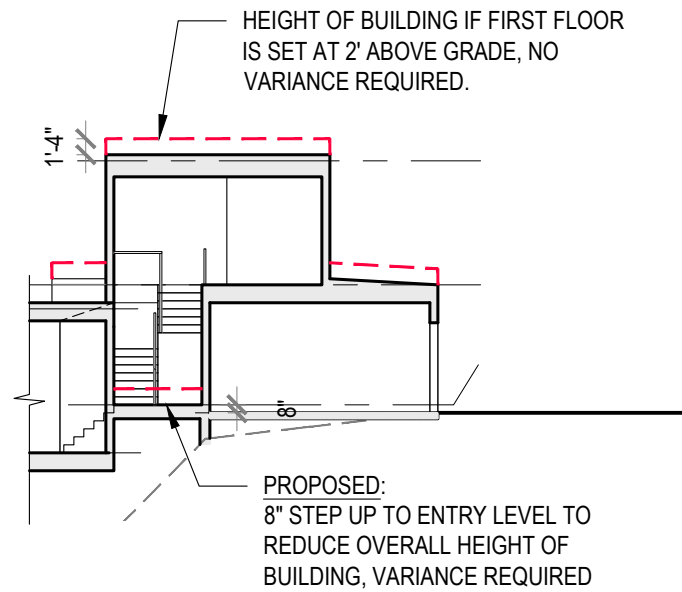
V9 FRONT SETBACK
AND V10 SIDE
SETBACK

NO LONGER
REQUIRE RELIEF



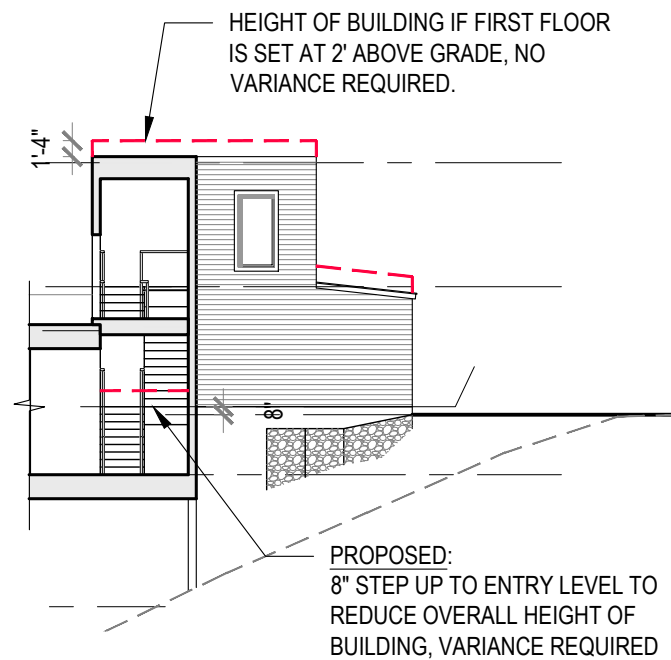
BUILDING WIDTH REQUIRES RELIEF, BECAUSE THE PROPOSAL PLACES THE UNITS BESIDE ONE ANOTHER RATHER THAN STACKING ONE OVER THE OTHER. THIS IS NECESSARY IN ORDER TO HAVE A LOWER TOP HEIGHT MADE POSSIBLE BY STEPPING THE BUILDING DOWN THE SLOPE.

V11 -
BUILDING WIDTH
 REQUIRES RELIEF



UNIT 1

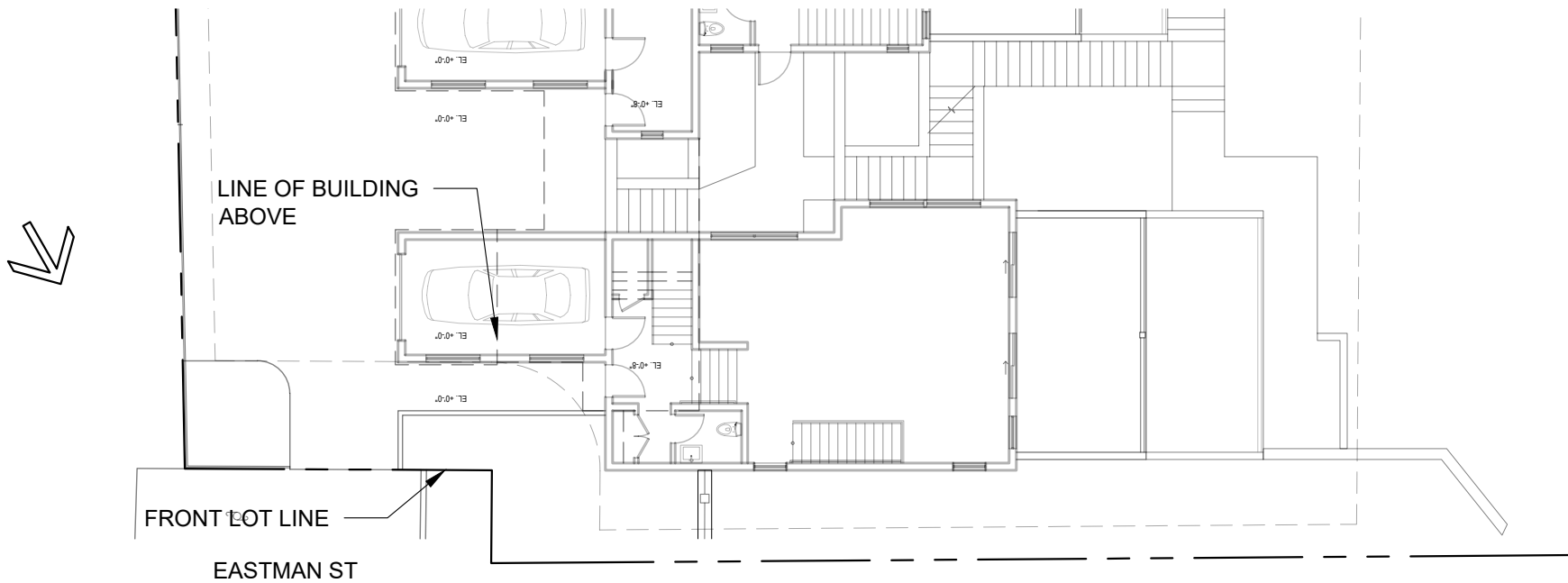
GROUND STORY ELEVATION
REQUIRES RELIEF, BECAUSE
PROPOSED DESIGN SEEKS TO
LOWER THE TOP HEIGHT OF THE
BUILDING.



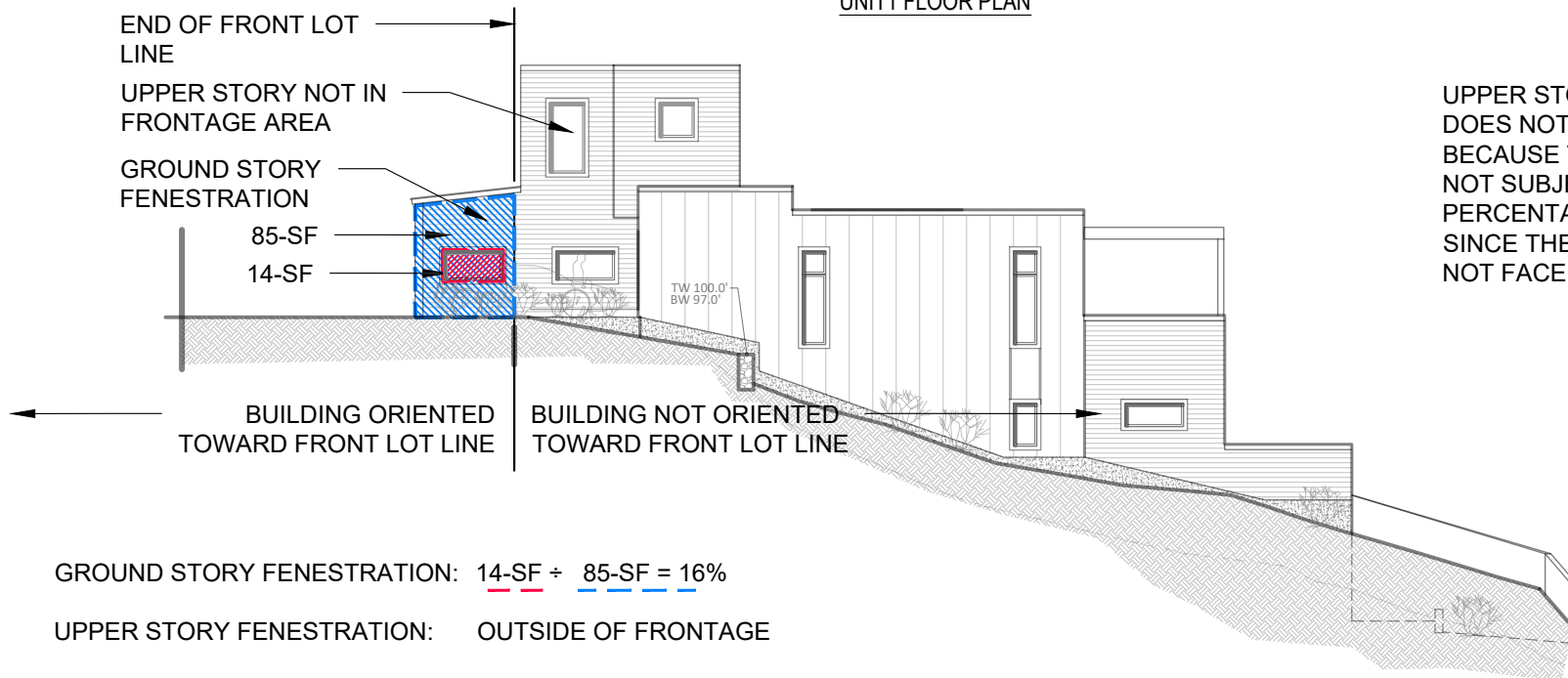
UNIT 2

V12 -
GROUND STORY
ELEVATION

REQUIRES RELIEF



UNIT1 FLOOR PLAN



GROUND STORY FENESTRATION: $14\text{-SF} \div 85\text{-SF} = 16\%$

UPPER STORY FENESTRATION: OUTSIDE OF FRONTAGE

UPPER STORY FENESTRATION DOES NOT REQUIRE RELIEF, BECAUSE THE UPPER STORY IS NOT SUBJECT TO FENESTRATION PERCENTAGE REQUIREMENTS, SINCE THE UPPER STORY DOES NOT FACE A FRONT LOT LINE.

UNIT1 FACADE FENESTRATION

V13 -
UPPER STORY
FENESTRATION

DOES NOT
REQUIRE RELIEF